

HRA OPERATING ACCOUNT

Appendix 2

	2024/25		2025/26	2026/27	2027/28
	Original	Forecast	Estimate	Projections	
	£	£	£	£	£
EXPENDITURE					
General & Special Management	3,583,100	5,088,400	5,816,800	6,082,800	6,342,700
Housing Management	6,318,000	5,252,200	5,555,400	5,845,100	6,149,300
Rents, Rates, Taxes and Other Charges	138,300	158,900	158,900	158,900	158,900
Repairs & Maintenance	5,870,200	5,420,400	5,697,300	5,885,000	6,084,000
Provision for Bad Debts	240,000	240,000	250,000	263,000	279,000
Interest Payable	3,177,000	3,357,300	3,765,200	4,363,300	5,348,600
Depreciation of Dwellings	5,714,100	5,719,400	5,819,700	6,074,000	6,365,200
Depreciation of Other Assets	349,400	273,600	315,200	321,200	327,200
Debt Management Expenses	110,500	110,500	116,000	121,800	127,900
Efficiency Savings	-	-	-650,000	-1,000,000	-1,350,000
TOTAL	25,500,600	25,620,700	26,844,500	28,115,100	29,832,800
INCOME					
Dwelling Rents	23,959,300	23,848,300	24,996,500	26,285,600	27,896,300
Non Dwelling Rents	261,800	257,800	263,400	270,300	277,500
Charges for Services and Facilities	1,251,100	1,235,100	1,293,300	1,328,200	1,364,200
Feed in Tariff from PV Installations	309,200	289,000	296,800	305,700	314,900
TOTAL	25,781,400	25,630,200	26,850,000	28,189,800	29,852,900
NET INCOME FROM SERVICES	280,800	9,500	5,500	74,700	20,100
Interest Receivable	75,000	61,000	60,000	60,000	60,000
NET OPERATING SURPLUS	355,800	70,500	65,500	134,700	80,100
Appropriations					
Revenue Contributions to Capital	-183,700	-	-	-	-
Net Increase/(Decrease) in reserves	172,100	70,500	65,500	134,700	80,100
Revenue Reserve brought forward	1,327,900	936,000	1,006,500	1,072,000	1,206,700
Revenue Reserve carried forward	1,500,000	1,006,500	1,072,000	1,206,700	1,286,800

Average Social Rent:-				
Increase 1st April			2.70%	3.00%
48 wk		107.65	110.55	113.87
52 wk		99.37	102.05	105.11
Average stock		4,340	4,341	4,370

Average Affordable Rent:-				
Increase 1st April			2.70%	3.00%
48 wk		174.59	179.31	184.69
52 wk		161.16	165.51	170.48
Average stock		205	230	255